

Kevin Accurso, President
Action GBW Inc.
201 Staunton Road
Troy, Ohio 45373
actiongbw@frontier.com



RECEIVED JUN 20 2013 *Rfd*

Fouad Dababneh, Enforcement Specialist
U.S. Environmental Protection Agency, Region 5
Superfund Division, Enforcement and Compliance Assurance Branch
77 West Jackson Boulevard, (SE-5J)
Chicago, Illinois 60604-3590

Site Overview

The property located at 201 East Staunton Road in Troy, Ohio was purchased in the fall of 1984 by Rosemary Accurso, Secretary, of Action GBW Incorporated from Charles Karnehm of Troy, Ohio. At the time of purchase, the site had been closed for approximately one year. At the time of purchase, the site contained three steal underground storage tanks. In the fall of 1994, the three steal USTs were excavated and replaced with (1) 12,000 gallon fiberglass double-walled tank, (1) 8,000 fiberglass double-walled tank, and (2) 6,000 fiberglass double-walled tanks. Upon excavation of the steal tanks, 16.87 tons of contaminated soil was removed from the site. The above mentioned fiberglass tanks have been in operation since that time and are currently in use today. The site is a convenience store gas station with a beverage drive-thru. There is no automobile service work performed at the site.

Question 1: Action GBW Incorporated purchased the property at 201 East Staunton Road, Troy, Ohio in September of 1984.

Question 2: To my knowledge, no chlorinated solvents have been stored at this facility.

Question 3: To my knowledge, there have been no solid waste unites at this facility.

Question 4: To my knowledge, there have been no leaks, spills, or releases of chlorinated solvents.

Question 5: Permits enclosed.

Question 6: The only other person whom might have knowledge of the history of this site is the previous owner, Charles Karnehm of Troy, Ohio.

Question 7: I do not have knowledge of the history of this site prior to the purchase by Action GBW Incorporated.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted.

Kevin Accurso



DIVISION OF STATE FIRE MARSHAL - BUSTR

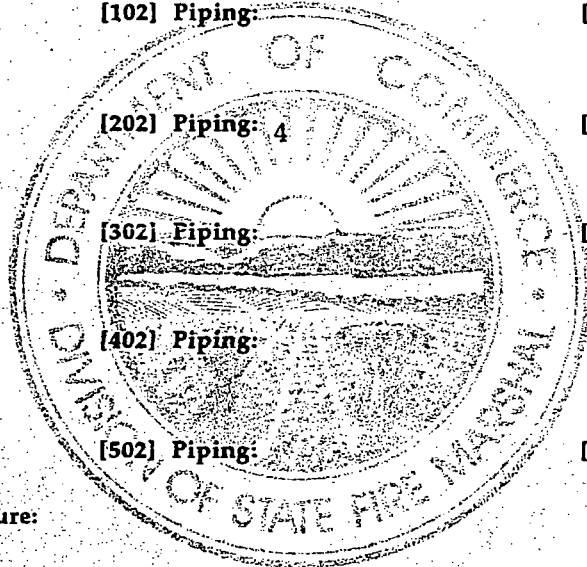
8895 East Main Street, P.O. Box 687

Reynoldsburg, OH 43068-0687

DELEGATED PERMIT FOR UNDERGROUND STORAGE TANKS

Permit No.: **01855**

Issue Date: **8-26-94**

I. Ownership of Tanks			Owner No:			II. Location of Tanks			Facility No:		
Owner/Operator Name Kevin Accurso						Facility Name Sunoco					
Address 201 E. Staunton Rd.						Address 201 E. Staunton Rd.					
City Troy		State Ohio		Zip Code 45373		City Troy		State Ohio		Zip Code 45373	
Attn.: (Contact Person) Kevin Accurso				Area Code - Phone 513-339-4850		Area Code - Phone 513-339-4850				County Miami	
III. Contractor						IV. Local Fire Department					
Contractor's Name Cox's Service Station Maint., Inc.						Fire Department Name Troy Fire Department					
Contact Person Ray Agee				Area Code - Phone 513-746-5575		Address 19 E. Race Street					
Address 151 E. Sixth Street						City Troy		State Ohio		Zip Code 45373	
City Franklin		State Ohio		Zip Code 45005							
V. Permit Issued For: See Below						<i>(Note: Owner's Copy of Permit must be available on job site.)</i>					
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>Removals/Abandons:</p> <p>[101] Tank(s):</p> <p>Installations:</p> <p>[201] Tank(s): 4</p> <p>Replacement:</p> <p>[301] Tank(s):</p> <p>Repairs:</p> <p>[401] Tank(s):</p> <p>Upgrades:</p> <p>[501] Tank(s):</p> <p>Change in Service/Temporary Closure:</p> <p>[601] Systems:</p> </div> <div style="width: 30%; text-align: center;">  </div> <div style="width: 30%;"> <p>[102] Piping:</p> <p>[202] Piping: 4</p> <p>[302] Piping:</p> <p>[402] Piping:</p> <p>[502] Piping:</p> <p>[503] Leak Detection:</p> </div> <div style="width: 30%;"> <p>[103] Total Systems:</p> <p>[203] Total Systems: 4</p> <p>[303] Total Systems:</p> </div> </div>											

FIRE DEPARTMENT USE ONLY

Certified Installer: **Ray Agee**

ID No: **10-89-0209**

Inspector's Signature: **Charles Riley**

Date: **8-29-94**

COM 5210 (Rev. 12/93)

Distribution: White Copy - Tank Owner; Canary Copy - State Fire Marshal; Pink Copy - Fire Department

DIVISION OF STATE FIRE MARSHAL-BUREAU OF UNDERGROUND STORAGE TANK REGULATIONS

UST/PIPING INSTALLATION PIPING UPGRADE/REPLACEMENT/REPAIR LEAK DETECTION UPGRADE CHECKLIST

PERMIT NO.: 01855
ISSUE DATE: 8-26-94

I. OWNERSHIP OF TANKS Kevin Accurso 201 E. STANTON Rd. Troy, Ohio 45373 513-339-4850		II. LOCATION OF TANKS Sunoco 201 E. STANTON Rd Troy, Ohio 45373			
III. CHECKLIST					
NEW INSTALLATIONS & REPAIRS (TANKS)	TANK #1	TANK #2	TANK #3	TANK #4	TANK #5
Above Ground Test	<u>3 PSI</u>	<u>3</u>	<u>3</u>	<u>3</u>	_____
In Ground Test	<u>3 PSI</u>	<u>3</u>	<u>3</u>	<u>3</u>	_____
Line Test - Primary	<u>50 PSI</u>	<u>50</u>	<u>50</u>	<u>50</u>	_____
Spill/Overfill Protection	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	_____
TANK INFORMATION					
Age	<u>1994</u>	<u>1994</u>	<u>1994</u>	<u>1994</u>	_____
Capacity	<u>6000</u>	<u>6000</u>	<u>12,000</u>	<u>8,000</u>	_____
Construction	<u>Fiberglass</u>	<u>Fiberglass</u>	<u>Fiberglass</u>	<u>Fiberglass</u>	_____
Substance Stored	<u>K-1</u>	<u>Diesel</u>	<u>gas</u>	<u>gas</u>	_____
Tank ID#	<u>174676</u>	<u>174673</u>	<u>174636</u>	<u>175172</u>	_____
RELEASE DETECTION (TANKS)	YES	NO			
Groundwater/Vapor Monitoring	_____	_____			
Automatic In-Tank Monitoring	_____	_____			
Secondary Containment	<u>✓</u>	_____			
Tank Testing: Product Inventory	_____	_____			
Other Method	_____	_____			
RELEASE DETECTION (PRESSURE PIPING)					
Flow Restrictors	<u>✓</u>	_____			
Shutoff Device	<u>✓</u>	_____			
Continuous Monitoring (with alarm)	_____	_____			
Interstitial Monitoring	<u>✓</u>	_____			
Groundwater/Vapor Monitoring	_____	_____			
Line Tightness Test	_____	_____			
Other Method	_____	_____			
RELEASE DETECTION (SUCTION PIPING)					
None (If system meets design standards)	_____	_____			
Line Tightness Test (every 3 years)	_____	_____			
REMARKS:					
INSPECTOR SIGNATURE: <u>Charles Riley</u>					
DATE: <u>10-17-94</u>					

Data For Parcel D08-028440

Sales Data

Parcel: D08-028440
Owner: ACCURSO KEVIN (TR)
Address: 201 STAUNTON RD



Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
9/16/2011	\$0.00	ACCURSO KEVIN	ACCURSO KEVIN (TR)	4	NO	N	QE-QUIT CLAIM DEED EXEMPT	
8/12/2011	\$0.00	ACCURSO JOHN J TRUSTEE	ACCURSO KEVIN	2	NO	N	QE-QUIT CLAIM DEED EXEMPT	
1/21/2000	\$0.00	ACCURSO ROSEMARY I	ACCURSO JOHN J TRUSTEE	2	NO	N	WE-WARRANTY DEED EXEMPT	0
3/1/1985	\$75,000.00	Unknown	ACCURSO ROSEMARY I	2	YES	N		285

CAMA database last updated 6/17/2013 11:38:27 PM.

COX'S SERVICE STATION MAINTENANCE, INC.

Dayton
(513) 866-5818

151 E. Sixth Street • Franklin, OH 45005
(513) 746-5575 • FAX (513) 746-2857

Cincinnati
(513) 421-9558

CUSTOMER
. GBW Sunoco
. 201 Staunton Rd.
. Troy OH 45373

INVOICE NUMBER
017477

JOB LOCATION
. above
.
.

Date 11-3-94

Comp. 10-27-94

#

P.O.#

WORK PERFORMED			
Alternates to bid # 02439.			
QTY.	PARTS & LABOR	AMOUNT	
1.	Performed an underfill tank and line tightness test on system	1250	00
2.	Loaded, hauled, and disposed of contaminated soil. 16.87 tons		
	w/ 22 ton minimum @ 39.00 ton	858	00
3.	Installed Mag 1 probes in place of Mag 2.	700	00
	tax	42	00
4.	Furnished labor, equipment and materials to excavate and install		
	sign footer. Installed sign package as needed.	2800	00
	tax	168	00
5.	Installed (1) 12,000, (1) 8,000 and (2) 6,000 gallon double		
	wall tanks in place of (1) 10,000 and (3) 6,000 gallon tanks.	3891	00
	tax	233	46
6.	Furnished and installed (2) 1½ h.p. submerges in gasoline tanks	462	00
	tax	27	72
ORDERED BY: _____		TAX	
		FREIGHT	
		TOTAL	Cont...
TERMS: Due upon receipt with 2% interest charged after 30 days.			

COX'S SERVICE STATION MAINTENANCE, INC.

Dayton
(513) 866-5818

151 E. Sixth Street · Franklin, OH 45005
(513) 746-5575 · FAX (513) 746-2857

Cincinnati
(513) 421-9558

CUSTOMER

. GBW Sunoco
. 201 Staunton Rd.
. Troy OH 45373

INVOICE NUMBER

017477

Date 11-3-94

Comp. 10-27-94

JOB LOCATION

. above
.
.

P.O.#

WORK PERFORMED

QTY.	PARTS & LABOR	AMOUNT
7.	Furnished labor and materials to patch asphalt from rear corner of new addition to where existing building is.	150 00
	tax	9 00
8.	Installed new conduits to dispensers and canopy instead of re-using existing.	1600 00
	tax	96 00
9.	Installed switches at counter to shut down dispensers and exterior lighting.	600 00
	tax	36 00

ORDERED BY: _____

TAX

FREIGHT

TERMS: Due upon receipt with 2% interest charged after 30 days.

TOTAL 12923 18

Cincinnati
(513) 421-9558

QTY.	PARTS & LABOR	AMOUNT	
	previous progress payments	126,195	00
	base bid # 02439	130,947	90
	remaining balance	4752	90
		TAX	264 17
ORDERED BY: _____		FREIGHT	
TERMS: Due upon receipt with 2% interest charged after 30 days.		TOTAL	5017 07

stage online - Go to usps.com/postageonline

PLEASE PRESS FIRMLY

PLEASE PRESS FIRMLY

UNITED STATES
POSTAL SERVICE

1006



60604

45312
JUN 19 2013
AMOUNT

\$11.25

00014417-01



Flat Rate Mailing Envelope

For Domestic and International Use

Visit us at usps.com



Any amount of mailable material may be enclosed, as long as the envelope is not modified, and the contents are entirely confined within the envelope with the adhesive provided as the means of closure.

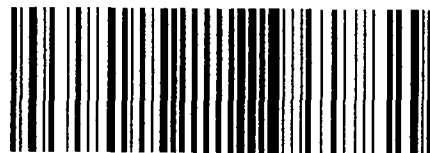
INTERNATIONAL RESTRICTIONS APPLY:

4-POUND WEIGHT LIMIT ON
INTERNATIONAL APPLIES

Customs forms are required. Consult the
International Mail Manual (IMM) at pe.usps.gov
or ask a retail associate for details.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7009 2820 0002 4886 3610



to Cradle Certification™ for their ecologically-intelligent
design. For more information go to mbdc.com/usps

Cradle to Cradle Certified™ is a certification mark of MBDC.

Please recycle.



Recycled
Paper

Fouad Dababneh, Enforcement Specialist
U.S. Environmental Protection Agency, Region 5
Superfund Division, Enforcement and Compliance Assurance Branch
77 West Jackson Boulevard, (SE-5J)
Chicago, Illinois 60604-3590



EP14F

082708_PM_EP14F OCT 2008

This packaging is the property of the U.S. Postal Service® and is provided solely for use in sending Priority Mail® shipments.
Misuse may be a violation of federal law. This packaging is not for resale. EP14F © U.S. Postal Service, Oct. 2008; All rights reserved.



UNITED STATES POSTAL SERVICE



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fouad DABABNEH ES.
US EAA Region 5
CERTIFIC DIVISION
ENFORCEMENT BRANCH
77 W. Jackson Blvd. (RFS)
Chicago, IL 60604-3540

2. Article Number

(Transfer from service label)

019E 9884 2000 0282 6002

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

Restricted Delivery? (Extra Fee)

☐ Yes

Flat Rate
Mailing Envelope

For Domestic and International Use

Visit us at usps.com